

Appendix B
PLUM ORCHARD MANSION
Treatment Program

	ITEM DESCRIPTION	QTY.	UNIT	PRICE	TOTAL	I+II	I	II
PHASE 2								
CIVIL PHASE 2								
1	up grade sanitary sewer system	1	L.S.	\$ 341,000	\$ 341,000	\$ 341,000.00		
Civil Phase 2 Subtotal					\$ 341,000			\$ 341,000.00
LANDSCAPE PHASE 2								
	Accessible routes to piazza level	1	L.S.	\$ 50,000	\$ 50,000			
Landscape Phase 2 Subtotal					\$ 50,000			\$ 50,000.00
ARCHITECTURE PHASE 2								
1	Remove oxidized varnish by hand and restore historic varnish finish on large wood pocket doors	2	SETS	\$ 4,000	\$ 8,000	\$8,000.00		
2	Remove oxidized varnish by hand and restore historic varnish finish on wood stair, balustrades, and newel posts	2	L.S.	\$ 10,000	\$ 20,000	\$20,000.00		
3	Sample, remove, salvage historic wallpaper	20,000	S.F.	\$ 1	\$ 20,000	\$20,000.00		
4	Demo existing elevator shaft. Salvage historic elevator equipment and architectural millwork	1	L.S.	\$ 2,000	\$ 2,000	\$2,000.00		
5	Construct new wood frame elevator shaft to meet code.	1	L.S.	\$ 15,000	\$ 15,000	\$15,000.00		
6	Rebuild all stair runs @ basement	1	L.S.	\$ 25,000	\$ 25,000	\$25,000.00		
7	Sand and refinish wood strip floor	15,000	S.F.	\$ 2	\$ 22,500	\$22,500.00		
8	Perform on-site investigation and lab tests for Asbestos and LBP	1	L.S.	\$ 20,000	\$ 20,000	\$20,000.00		
9	Asbestos Removal in basement--equipment and pipes	11,680	S.F.	\$ 5	\$ 58,400	\$58,400.00		
10	Hang reproduction wallpaper	20,000	S.F.	\$ 3	\$ 60,000	\$60,000.00		
11	Lead Base Paint Abatement/Removal	1	L.S.	\$ 10,000	\$ 10,000	\$10,000.00		
12	Plaster repair at walls	100	S.Y.	\$ 18	\$ 1,750	\$1,750.00		
13	Plaster repair at ceilings	550	S.Y.	\$ 20	\$ 10,725	\$10,725.00		
14	Install accessible 2 stop hydraulic elevator	1	L.S.	\$ 70,000	\$ 70,000	\$70,000.00		
18	Repair/restore decorative wood/plaster cornice	860	L.F.	\$ 1,000	\$ 860,000	\$860,000.00		
19	Adaptive-use Partitions and fixtures	1	L.S.	\$ 94,000	\$ 94,000	\$94,000.00		
Architecture Phase 2 Subtotal					\$ 1,297,375			\$ 1,297,375.00
Structural-Phase 2								
1	Repair cracks in walls located at second floor, west addition at master bedroom/dressing room and dressing room/bathroom	1	L.S.	\$ 8,000	\$ 8,000	\$ 8,000.00		
2	Repair cracks along swimming pool	1	L.S.	\$ 60,000	\$ 60,000	\$ 60,000.00		
3	Improve framing around main stairway @ 2nd floor	1	L.S.	\$ 10,000	\$ 10,000	\$ 10,000.00		
4	Improve framing connections	1	L.S.	\$ 20,000	\$ 20,000	\$ 20,000.00		
5								
Structural Phase 2 Subtotal					\$ 98,000			\$ 98,000.00
Mechanical Phase 2								
1	HVAC	30,000	S.F.	\$ 12	\$ 360,000	\$ 360,000.00		
2	Plumbing	30,000	S.F.	\$ 10	\$ 300,000	\$ 300,000.00		
3	Fire Protection	39,000	S.F.	\$ 12	\$ 468,000	\$ 468,000.00		
4	Diesel Fire Pump	1	L.S.	\$ 70,000	\$ 70,000	\$ 70,000.00		
5	Reservoir	1	L.S.	\$ 150,000	\$ 150,000	\$ 150,000.00		
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	Mechanical Phase 2 Subtotal				\$ 1,348,000			\$ 1,348,000.00
	Electrical Phase 2					\$ -		
1	Restoration & Rehabilitation of Building Electrical System (includes two floors, basement, and exterior porches, and generator house)	32,190	S.F.	\$ 26	\$ 836,940	\$ 836,940.00		
2	Pull Boxes - Large Precast Concrete	2	EA.	\$ 2,016	\$ 4,032	\$ 4,032.00		
3	Pull Boxes - Small Precast Concrete	2	EA.	\$ 538	\$ 1,076	\$ 1,076.00		
4	Power Line - Single phase w/ trenching & backfill	500	L.F.	\$ 36	\$ 18,000	\$ 18,000.00		
5	Power Line - Three phase w/ trenching & backfill	120	L.F.	\$ 50	\$ 6,000	\$ 6,000.00		
6	Telephone Repeater station/overhead/microwave**	1	L.S.	\$ 100,000	\$ 100,000	\$ 100,000.00		
7	Telephone Line - Underground	300	EA.	\$ 20	\$ 6,000	\$ 6,000.00		
8	Generator backup (30KW unit)	1	EA.	\$ 27,000	\$ 27,000	\$ 27,000.00		
9	Rotary phase converter	1	EA.	\$ 10,000	\$ 10,000	\$ 10,000.00		
10								
	Electrical Phase 2 Subtotal				\$ 1,009,048			\$ 1,009,048.00
						\$ 4,093,423.00	\$ 1,196,530.00	\$ 4,143,423.00
				subtotal	\$ 4,143,423			
	CONTINGENCY			\$ 0	\$ 4,972,108			
	OVERHEAD			\$ 0	\$ 5,717,924			
	PROFIT			\$ 0	\$ 6,289,716			
PHASE 2 GRAND TOTAL					\$ 6,289,716			

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PHASE 3								
	Architecture Phase I							
1	Lump sum figure for additional modifications by lessee such as upgrade kitchen, expand telephone and data system, etc.		LS	\$ 119,750	\$ 119,750	\$119,749.70		
	CONTINGENCY			\$ 0	\$ 143,700			
	OVERHEAD			\$ 0	\$ 165,255			
	PROFIT			\$ 0	\$ 181,780			
PHASE 3 GRAND TOTAL					\$ 181,780			